

With reference to Government Measures to Mitigate Negative Impacts, I would like to draw your attention to a Western Australian Planning Commission Development Control Policy - DC3.4 Subdivision of Rural Land. This policy should be read in conjunction with Statement of Planning Policy No.11 Rural and Agricultural Land Use Planning.

DC3.4 acknowledges that some rural landowners are unable to clear some of their farming land due to restricting legislation such as the Soil and Land Conservation Act, or that some landowners do not want to clear their land because it is not in the best interests of preventing soil erosion, salinity, biodiversity etc. As an incentive for not clearing the vegetation, DC3.4 allows for landowners to excise off a portion of the vegetated land through the subdivision process when certain criteria are met. As a brief overview the criteria states a minimum lot size of 40 hectares, building envelopes are to be specified with the remainder of the land to be protected with a conservation covenant, and the remaining farming lot is to also be left with some vegetation on it (about 20%).

The excised portion of land - the conservation lot, or "bush block" can be sold to people seeking a bush lifestyle, or rural living type lots who are more likely to be interested in managing the vegetation (such as weed control, fencing) The farmer no longer has to continue to pay and maintain a portion of land which is of limited use to them in its vegetated state.

The full WA Statement of Planning Policy No.11 and Development Control Policy 3.4 is available on the Department for Planning & Infrastructure website, which more accurately outlines the policy requirements. See www.planning.wa.gov.au

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